

RESOLUTION NO. 75-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING THE FINDINGS AND APPROVING A SPECIAL ZONING EXCEPTION FOR THE FOLLOWING PARCEL: THE WEST HALF ($W\frac{1}{2}$) OF THE NORTHWEST QUARTER ($NW\frac{1}{4}$) OF THE NORTHWEST QUARTER ($NW\frac{1}{4}$) OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B.&M., AND LOCATED AT 814 N. NORMA STREET

WHEREAS, the City of Ridgecrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from the One-Family Residential (R-1-6) District and the Multi-Family Residential (RM-2) District to the Professional Office District, recommended in Resolution No. 75-61 that a Special Zoning Exception be granted for a counseling clinic located at 814 N. Norma Street, subject to twenty (20) conditions as set forth in said Resolution; and

WHEREAS, on August 6, 1975, the City Council held a public hearing thereon, notice of time and place of said hearing having been given as provided by law; and

WHEREAS, the City Council has held a public hearing and considered all the testimony, plans and comments offered at the time of public hearing and the recommendation of the Planning Commission:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES:

- (a) That said Special Zoning Exception is required to achieve the objectives of the Zoning Ordinance, Ordinance No. 80, as prescribed in Section 102 thereof.
- (b) That said application and Special Zoning Exception is approved subject to the following conditions:
 - 1. That all proposals of the applicant as indicated on the approved site plan be conditions of approval if not mentioned herein.
 - 2. That the site be developed in accordance with the approved site plan.
 - 3. That the applicant secure the necessary building permits.
 - 4. That the applicant secure grading and encroachment permits.
 - 5. That the applicant install curbs, gutters and sidewalk to City standards on N. Norma Street.
 - 6. That all parking and driveway areas be paved with a minimum of 2" of A.C. paving.
 - 7. That all utilities serving the project be through underground installation.
 - 8. That one hundred (100) parking spaces be provided on site.
 - 9. That all obstructions and utilities be removed or relocated at the developers expense.

10. That the applicant dedicate and improve North Norma Street to half width.
11. That the project connect to the sewer system for sewage disposal subject to the approval of the City Engineer.
12. That the location of trash refuse facilities be screened from public view subject to the approval of the City Administrator, franchised refuse collector and the applicant.
13. That all water facilities and fire hydrants necessary to serve the proposed project be in accordance with the Indian Wells Valley County Water District standards and approved by the Water District, Fire Chief and City Engineer.
14. That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
15. That dumpsters be provided on the site for the collection of construction debris during the time of construction.
16. That a landscape plan be submitted to the City subject to the approval of the Staff.
17. That landscaping be installed in accordance with the landscape plan.
18. That a sewer easement be dedicated to the City subject to the approval of the City Engineer.
19. That the site drain to a public street or that the applicant provide a drainage easement subject to the approval of the City Engineer.
20. That the on-site lighting be shielded from adjacent properties.
21. That a 6' high block wall be constructed along the east property line.
22. That this approval be granted for a period of three years, to expire August 20, 1978.


APPROVED AND ADOPTED this 20th day of August, 1975, by the following vote:

AYES: Mayor Shacklett, Councilmen Edwards, Mettenburg, and Wilson.

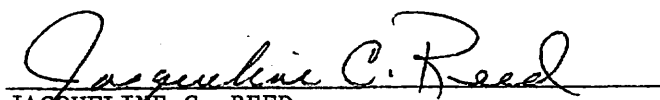
NOES: None.

ABSENT: Councilwoman Green.

ATTEST:



REX E. SHACKLETT, Mayor



JACQUELINE C. REED
Assistant City Clerk